National Register of Historic Places Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

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date entered	

Type all entries	-complete appli	cable sec	tions					
1. Nam	ie							
historic	Baltimore	e Manuf	acturi	ng Compa	ıny	316		45-140 (September 2022)
and/or common	Montehel	lo Dist	illerv	· Trinit	v Place	Apartmen	t a	
	ation	IO DISC	LITTOLY	, 111111	7 11400	ripur emeri		
street & number		k Stree	et				_ not for public	cation
city, town	Baltimor	е	vi	cinity of	congressio	nal district	3rd	
state	Maryland	code	24	county	Baltim	nore City	code	510
3. Clas	sificatio	n					ėl.	
Category district X_ building(s) structure site object	Ownership public private both Public Acquisit in process being consid	ion	Accessible X yes: re	upied n progress le		eulture mercial rational rtainment rrnment strial	museum park private re religious scientific transpor	
	ty Place Ap			. Partne	ership (C/O Gordo	n Dalseme	r
street & number	14 Light S	treet						
city, town	Baltimore		vi	cinity of		state	Maryland	21204
5. Loca	ation of !	_egal	Des	criptic	on			
courthouse, regis	stry of deeds, etc.	Balti	imore C	ity Cour	thouse			
street & number		Recor	ds Off	ice, Roc	om 601			
city, town		Balti	more		-1	state	Marylan	d 21202
6. Rep	resentat	ion ir	n Exis	sting	Surve	/S		0.1
City of	Baltimore 1	Neighbo	rhood	Survey has this pro	perty been de	etermined eleg	jible? ye	s no
date 1980					feder	ral state	county	X_ local
depository for su	rvey records Co	ommissi	on for	Histori	cal and	Architec	tural Pre	servation
city, town	Ва	altimor	e e			state	Marylan	d 21202

7. Description

	Condition
d	excellent
٩	good
	fair

deteriorated

unexposed

Check one unaltered X altered Check one
X original site
moved date

Describe the present and original (if known) physical appearance

The Baltimore Manufacturing Company Building, now known as the Montebello Distillery/Trinity Place Apartment Building Complex, is located just east of the Little Italy Neighborhood at the southwestern intersection of Bank Street and Central Avenue. The complex includes three groups of brick buildings all presently used for manufacturing or warehouseing in conjunction with the Montebello Distillery. The groupings include: 1) the Vinegar Building (1918) and a c. 1925 brick addition on the west; 2) a Power Plant/Storage Building group (1912) on the southeast; and 3) a Manufacturing/Office group (built 1912; rebuilt 1918) on the northeast, Originally railroad siding separated the Manufacturing/Office group from the Power Plant/Storage Building, however, these two groupings are now interconnected with a c.1960 brick loading area structure (see plant layout figure 1). The complex is arranged irregularly since the structures were built in different stages in the early 20th century and were connected as the industrial plan grew. The buildings feature many unusual architectural characteristics, indicative of early 20th century industrial characteristics, indicative of early 20th century industrial architecture and the changes made to the complex through its history and development. These features A large brick smoke stack, vast coal bins, ten levels of wooden storage racks for whiskey barrels, a metal spiral staircase, large multiined windows, and simple but decorative stone and brick ornamentation. As a whole, the complex reflects a diverse grouping of early 20th century industrial buildings.

Beginning at the western portion of the complex and travelling in a counter clockwise direction, the buildins can be described as follows. The westernmost bulding (and its appendages) was originally called the Vinegar Building and used as a warehouse. The c.1918 structure is four stories high, twelve bays wide on the Exeter Street elevation and six bays wide on the Bank Street elevation. It is the tallest building in the complex with views of the Inner Harbor to the west. It is constructed on common bond brick and features large segmentally arched six paned windows on the first floor. The windows have header brick sills and four series of segmentally arched header bricks as lintels. Each window is set into a large rectangular blind opening. The first floor is defined by a series of brick band courses at the second floor window level. The upper story winows are much narrower with nine panes, stone sills, and triple header brick segmental arches. The building ends with a thin metal cap surmounting the building walls. Ivy covers a portion of the southern elevation.

The interior of the Vinegar Building has been filled with wooden racks which divides the building into ten levels for the purpose of storing whiskey barrels. A "T"-shaped walkway running along the eastern wall of the building and bisecting each floor provides the only access on each level between racks. Twenty-four inch pilasters along the building alls spaced fourteen feet apart and a series of undecorated wooden columns provide the primary structural support for the building. A series of skylights provides light to the highest level on the interior. A one story brick building was added to the Bank Street elevation (c.1925) and houses scales and vats for weighing and measuring whiskey barrels as well as a small office for an inspector of the Internal Revenue Service.

SEE CONTINUATION STEET #1.

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(DESCRIPTION, continued)

The Vinegar Building is connected to a Power Plan/Størage Building group by a freight elevator enclosed in corrogated metal. The grouping ranges in height from two to three stories and originally dates from 1912 but was added to in the twenties and thirties. The most outstanding feature of the group is a large brick chimney stack which rises from the middle of the building. All of the windows, except one have been bricked over or covered with cinder block on the exterior of the building. The Central Avenue facade features a large garage door, cantilever for hauling on the second floor and a stepped parapet. Added to the roof of the building is a reinforced concrete and brick structure enclosing mechanical equipment.

The interior of the eastern, Central Avenue portion of the grouping is made up of large open areas for warehousing. Vast coal bins are located next to the freight elevator along the western building wall. The brick. smoke stack extends through the Power Plant Building. The buildings have brick walls and concrete floors with the Pwer Plant Building supported by concrete columns. Many of the columns have hand written white numbers on hem which probably refers to barrels of whiskey produced. These elements, the brick smoke stack, coal bins, and columns with handwritten numbers, are notable features indicating early twentieth century industrial processes and design.

A c. 1960 brick addition to the Power Plant Storage grouping, which is also used for truck loading and is set back from Central Avenue, connects this grouping to the Manufacturing/Office Building group which fronts on Bank Street and Central Avenue. This addition replaces railroad siding which originally separated the two building groupings. The Manufacturing/ Office grouping comprises three structures. The westernmost building is the largest of the three and the most accorative of the complex. building embodies the general characteristics of the commercial style of architecture which was prevalent in the late nineteenth and early twentieth century. This style of architecture retained a great deal of decoration, yet modern design elements and materials were used. The large multi-paned windows and the use of reinforced concrete on this building portends the development of modern architecture, while its pilasters and simple decoration relates to neo-Classical designs. The building features large multi-paned windows and each bay is defined by brick pilasters with simple stone base and capitals. Brick inset panels between each bay divide the second and third floors. The third floor windows are segmentally arched and decorated with a stone keystone. A series of brick corbelled rows and a dentilled brick cornice are surmounted by a parapet which is accentuated at the corners. The eight bay wide Bank Street elevation is less decorative and features egmentally arched multi-paned windows with keystones on the first and mird story. A number of brick band courses span the building walls. first floor windows have been bricked over, and a large sign is situated above the first floor.

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(DESCRIPTION, continued)

The other two buildings fronting on Bank Street are styled similarly to the corner building. The middle building is four stories high and fiv bays wide. It features multi-paned windows with stone keystones on the upper level. The front facade has been unsympathetically altered with the bricking in of openings on the first and third floors. The other building is two stories high and four bays wide. It features a door on the left and partially bricked up openings on both floors.

The interior of the Manufacturing/Office grouping is mostly used for manufacturing. An office is located on the second story of the westernmost two story building. It has been modernized with a drop ceiling and wall panneling. The interior of themanufacturing areas feature brick walls, concrete columns which have been added on to in order to raise metal truss supported ceilings, concrete floors mostly paved with tile and flourescent The entire interior is made up of large open spaces which were restructured in 1918, when according to Sanborn maps, the grouping was The raised ceilings and addition of columns against building alls are indicative of this alteration. The first floor of the buildings are used for storage. The second floor level of the middle and corner building features a long conveyor belt system where alcohol is bettled, packaged and prepared for shiping. The fairly modern machinery takes up most of this floor, and at one point the conveyor belt punches through a partially closed opening in the corner building's rear wall which has been Large vats for mixing the alcohol enclosed by the c.1960 brick addition. are situated on the third floor which features skylights in the corner building along Central Avenue. The fourth floor is also used for storage and houses a chemical laboratory. An attractive metal spiral staircase on this level leads to the roof.

BOUNDARY JUSTIFICATION

The boundary of the nominated property is according to tax plats and takes in all of the buildings plus a small parking area. The significance of the property lies in the industrial uses of the complex, and therefore even rather utilitarian buildings such as the power plant building was included since they were used in the industrial processes. The property is also nominated by itself as opposed to within a district because:

1) it is distinctive in use and architecture from Little Italy which surrounds the building to the north, west and south; and 2) it is separated from the area to the east which is a mixture of older houseing, and both old and new industrial buildings Central Avenue—a major traffic corridor and dividing line between Little Italy and East Baltimore.

Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 1800–1899 X 1900–	Areas of Significance—Carcheology-prehistoricarcheology-historicagricultureX_architectureartcommercecommunications	heck and justify below community planning conservation economics education engineering exploration/settlement X industry invention	landscape architecture law literature military music philosophy politics/government	religion science sculpture social/ humanitarian theater transportation other (specify)
Specific dates	c.1912, 1918	Builder/Architect J	.E. Laferty, C.A.	Jackson

Statement of Significance (in one paragraph)

SIGNIFICANCE

The Baltimore Manufacturing Company Building, now known as the Montebello Distillery/Trinity Place Apartment Building Complex, is primarily significant for the role it has played in the broad patterns of the history and development of important Baltimore industries. uses of the plant have contributed to the City's industrial diversity which is the essential element in Baltimore's development. The industries are significant as 1) some of the largest in their field; 2) employers of the nearby ethnic neighborhoods of Little Italy and Fell's Point thereby contributing to their economical viability; and 3) for the production of products which were widely used in the northeast region of the United States, if not nationally, contributing to Baltimore's reputation as one of America's industrial giants. The plant is also significant as an excellent example of the changing uses of an industrial plant through time which is important in understanding the patterns of economic activity in older urban areas. Architecturally, the buildings represent early twentieth century industrial design intentionally flexible in plan to allow for the adaptibility of such buildings through time. They are designs of local architects who are responsible for many of the smaller, less imposing structures which create the general fabric of Baltimore's urban environment.

HISTORY AND SUPPORT

SEE CONTINUATION CHEET #3.

Accordint to an 1895 book by George Englehardt, Baltimore: The Book of it's Board and Trade, the Baltimore Manufacturing Company was established in 1890 at Monument and Buren Streets near the Fallsway. At the time it was the largest manufacturer of vinegar in the United States east of the Ohio River. It was one of the first divisions of the Fleischman Company which was centered in Ohio and was the largest manufacturer of vinegar in the country. The Baltimore Plant produced both "malted" and 'white wine' vinegars out of malted grain. It employed eighty men and had an output of 70,000 barrels annually. It grew so large that by 1912 the Bank Street and Central Avenue Plant was erected and subsequently expanded. capacity of the plant was doubled as well as the company's output. 1920s larger vinegar plants were established in the Hudson Valley region of New York, but the products of the Baltimore Manufacturing Company were still widely distributed in the northeast and it was the largest distributor of vinegar in the south. The establishment and retention of this large vinegar manufacturer was important to Baltimore's image of industrial diversity. Baltimore's industrial importance and the City's general growth lies in the diversity of its manufacturing concerns--it is not a single industry city such as Pittsburgh or Detroit. This vinegar manufacturing enterprise is an excellent example of thel arge and diverse group of industries which located in Baltimore

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(SIGNIFICANCE, continued)

The Baltimore Manufacturing Company was not only important as a prime employer of the surrounding ethnic neighborhood of Little Italy and Fell's Point, but as a locally recognized business leader which is indicated by its membership with the Merchants and Manufacturers Association and the Chamber of Commerce. It was the only vinegar manufacturer which was a member of these organizations in Baltimore.

In the 1930s, the Baltimore Manufacturing Company, by now a division of Standard Brands, Inc., left its location at Bank Street and Central Avenue. One of the reasons for the move was to consolidate better its operations which had haphazzardly spread through a now outmoded plant. The industry, however, still operates in Baltimore in an old distillery building in the Jones Falls Valley. It still produces vinegar which is used in the condiments that complement meals in the northeastern United States. It remains a division of Standard Brands, a \$12.4 billion food processing industry throughout the United States that employs 23,000 people.

With the repeal of prohibition, the liquor industry was revived in Maryland. The Carrollton Springs Pure Rye Distillery was reaping large profits in the post-prohibition era and was able to buy up this centrally located industrial plant from the vinegar interests. The change in ownership and use of theplant is therefore indicative of the changing social and economic patterns brought about by the repeal of prohibition. Like the Baltimore Manufacturing Company, Carrollton Springs was a large industrial concern that supplied its product throughout the eastern United States. By 1945 it was second largest distiller in Maryland. It was easily accommodated in this industrial plant because of similarities in the methods of producing vinegar and liquor. It also employed blue collar workers from the nearby ethnic communities. Within fifteen years the Carrollton Springs Distillery outgrew the plant and relocated.

The most recent occupant of the plant, since 1956, is Montebello Liquors, one of the few small companies to survive and prosper in the liquor and bottling industry. The change in the use of the Plant from larger manufacturing concerns to smaller innovative users is important in understanding the broad patterns of development and change of older urban manufacturing buildings. The change in use of this plant is an excellent example of the de-emphasis of central city location for industries and the movement of larger industrial concerns to suburban areas. Central city plants were turned over to smaller uses that were better accommodated in such facilities. Although Montebellow is smaller than previous industrial concerns in this industrial plant, it also has a national reputation as leader in its industry. This manufacturer is significant not because of ts size, but in it's role as an innovator. Since the company rectifies or blends spirits it can produce a variety of alcohol beverages and is economically viable through its diversity. Montebello s credited with introducing four ounce, 'King Size', miniature bottles of whiskey and

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(SIGNIFICANCE, continued)

is one of the largest producers of miniatures in the country. The company was also a nationally recognized leader in bottling cocktail preparations such as 'Screw Drivers' (Vodka and Orange Juice). It is also locally important for producing local brand label whiskeys such as the brand, 'Pride of Baltimore'.

Since the former Vinegar Plant is underutilized for storing whiskey barrels and has residential marketing potential with its location near the stable Little Italy neighborhood and the Inner Harbor, the building is scheduled to be re-used for apartments. When this occurs the plant will take another step in an evolutionary cycle. Once again ghe change is an excellent example in the broad economic patterns of urban areas. After the decline of the central city for industrial uses, the growing revitalization of inner city areas allows for older industrial buildings to be creatively re-used to make them once again economically viable. Such buildings were built to allow for adaptability through time.

Architecturally, the buildings embody the characteristics of early 20th century industrial structures. The large windows and use of reinforced concrete portends the development of modern industries such as those in Germany's Bauhaus architecture. Other elements such as the remaining simple decoration on the exterior of the buildings belongs to an era of neo-classical industrial designs. The buildings, therefore, lie in this transitional period between more traditional and modern architecture and incorporates elements of both periods. Some of the building elements such as the coal bins, smoke stack andhandwritten numbers on columns (the numbers probably refer to the number of barrels going through the factory) are of interest in local industrial archeology, since such elements are quickly disappearing from inner city industrial plants. Most of the changes made to the buildings add to the structure's significance in that they indicate the growth and development of the complex. However unsympathetic changes such as the bricking up of windows detract from the design of the buildings (these changes, however, could be returned to original condition if desired).

The architects of the building were J.E. Laferty in 1912 and C.A. Jackson in 1918. Little is known about Jackson, but Laferty designed many small structures in Baltimore such as the Kane Theatre in the 1200 block of N. Broadway and a church at the corner of Caroline and Lanvale in East Baltimore. The architects of the plant are not considered to be of extreme importance, however, Laferty is known to have designed many of the smaller structures in Baltimore City that make-up the general appearance of the city's urban environment. The buildings themselves are typical of arly 20th century industrial design. There are other examples of this style in Baltimore, however, these buildings are significant since they embody the characteristics of this particular style and period of architecture.

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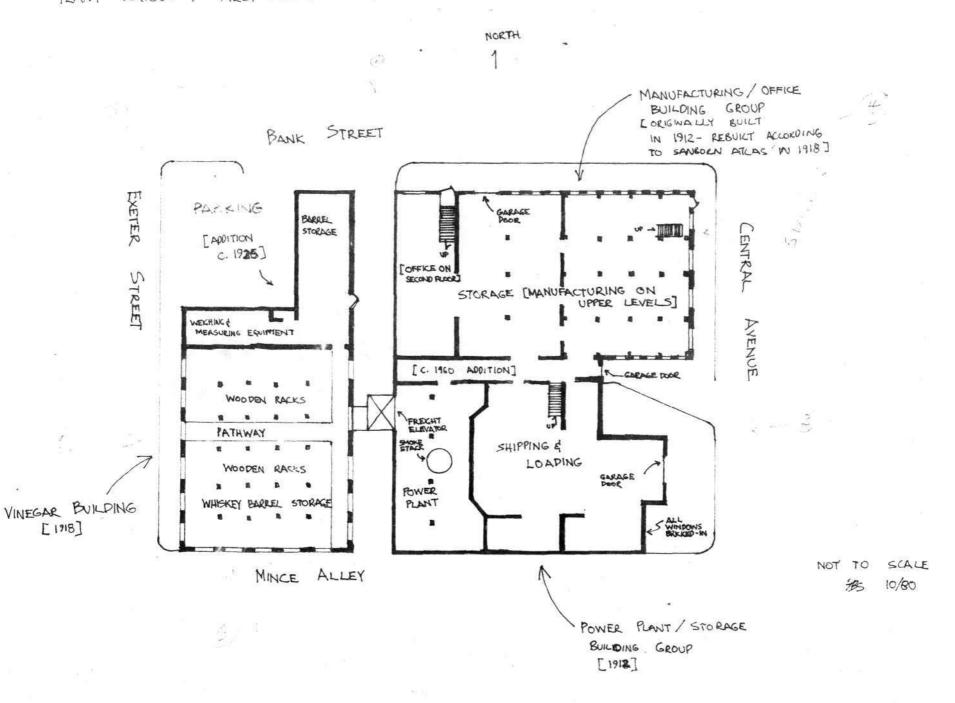
Page

VERBAL BOUNDARY DESCRIPTION

BEGINNING at the northeast corner of Bank Street and Central Avenue; thence, southernly 186 feet more or less to intersect Mince Alley; thence, westernly 257 feet more or less to intersect South Exeter Street; thence, binding on South Exeter Street northernly 186 feet more or less to intersect Bank Street; thence, binding on Bank Street easternly 257 feet more or less to the place of the beginning.

9. Major Bibliographical References The Book of It's Board of Trade. Baltimore: Englehardt, George. 1895. (Available at Maryland Room Baltimore Pratt Library). altimore Sun, October 2, 1966 (Article on Montebellow Distillery in Query File at Maryland Room Baltimore Pratt Library). Baltimore Magazine, Vol. 40, Page 64, 1947 Geographical Data 1.09 acres Acreage of nominated property Quadrangle name Baltimore East Quadrangle Quadrangle scale 1:24000 **UMT References** Zone Zone Verbal boundary description and justification SEE CONTINUATION SHEET #5 List all states and counties for properties overlapping state or county boundaries state county code tate code county code Form Prepared By name/title Fred B. Shoken, Research Analyst Commission for Historical and Architectural October 22, 1980 Preservation (CHAP) organization (301) 396-4866 street & number Rm. 601, City Hall, 100 N. Hollida Yelephone Baltimore Maryland 21215 state city or town State Historic Preservation Officer Certification The evaluated significance of this property within the state is: national state local As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service. State Historic Preservation Officer signature STATE HISTORIC PRESERVATION OFFICER title date For HCRS use only I hereby certify that this property is included in the National Register date Keeper of the National Register date Chief of Registration

BALTIMORE MANUFACTURING COMPANY
BALTIMORE, MARYLAND
PLANT LAYOUT / FIRST FLOOR PLAN



B-3612

